

HOPKINS REAL ESTATE GROUP

SOUTH BAY POWER CENTER

LOS ANGELES, CALIFORNIA

FOR INFORMATION CALL

HOPKINS REAL ESTATE GROUP

**13 Corporate Plaza, #200
Newport Beach, California 92660
714/640-1770**

The information contained herein shall not constitute an offer to sell or of the solicitation of an offer to buy the real estate described herein or any interest thereto. Information and data contained herein is subject to amendment or change without notice.

13 Corporate Plaza, Suite 200, Newport Beach, California 92660 • (714) 640-1770 FAX (714) 644-8631

GENERAL INFORMATION

SITE AND TRADE AREA

SOUTH BAY POWER CENTER SEC 190TH AND WESTERN AT THE SAN DIEGO FREEWAY (405)

LOS ANGELES, CALIFORNIA

This 68 acre site has excellent visibility and access off Western Avenue and the San Diego Freeway (405 Freeway) to serve the immediate Torrance, Gardena, Lawndale and Redondo Beach trade areas. This 715,000 square foot power center will be anchored by approximately eight "big box users". Martin Marietta (owner) is currently working to secure both environmental clearance and entitlements for the project. Construction estimated to begin in January of 1997, with an opening in the fourth quarter of 1997. The population in the trade area is predominantly white (49.5% and Asian/Pacific Islander 34.4%). Average income is well above the national average. A majority of the housing units are owner occupied.

LAND SIZE: Approximately 68 acres.

PROPOSED GLA: 715,000 square feet.

LOCATION: This excellent site is located at the southeast corner of 190th and Western in the city of Los Angeles. This site has excellent visibility and access from the San Diego Freeway (Interstate 405). The configuration of the site is rectangular with approximately 1,200 square feet running east/west along 190th and 2,500 +/- feet running north/south along Western. The site is visible from the San Diego Freeway and there is an interchange on Western in both directions for easy access to the site.

TRAFFIC COUNTS:	Western Avenue	33,000 cars per day
	190th Street	39,800 cars per day
	San Diego Freeway (405)	270,000 cars per day

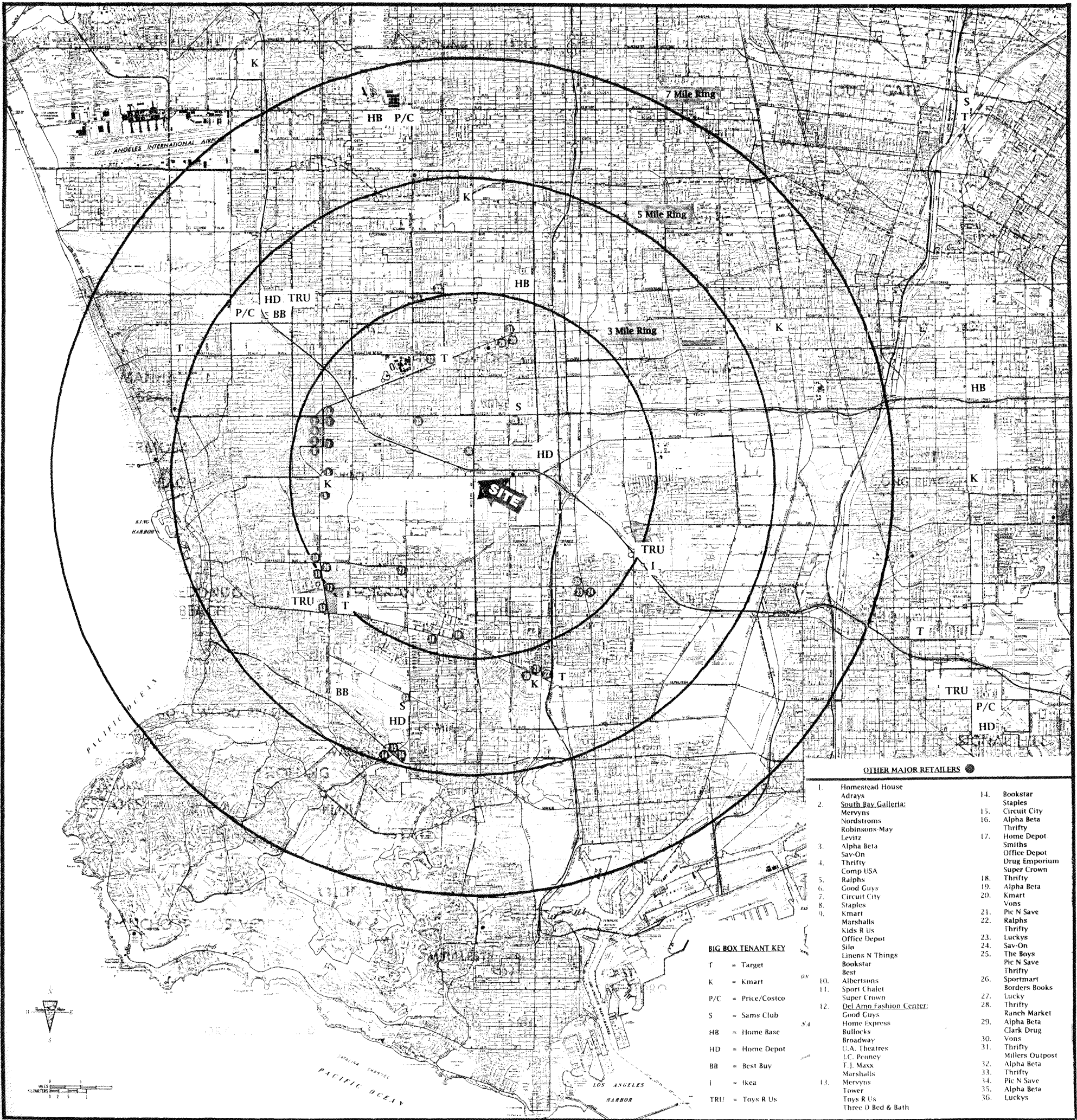
Source: Urban Decision Systems, Inc., 1994

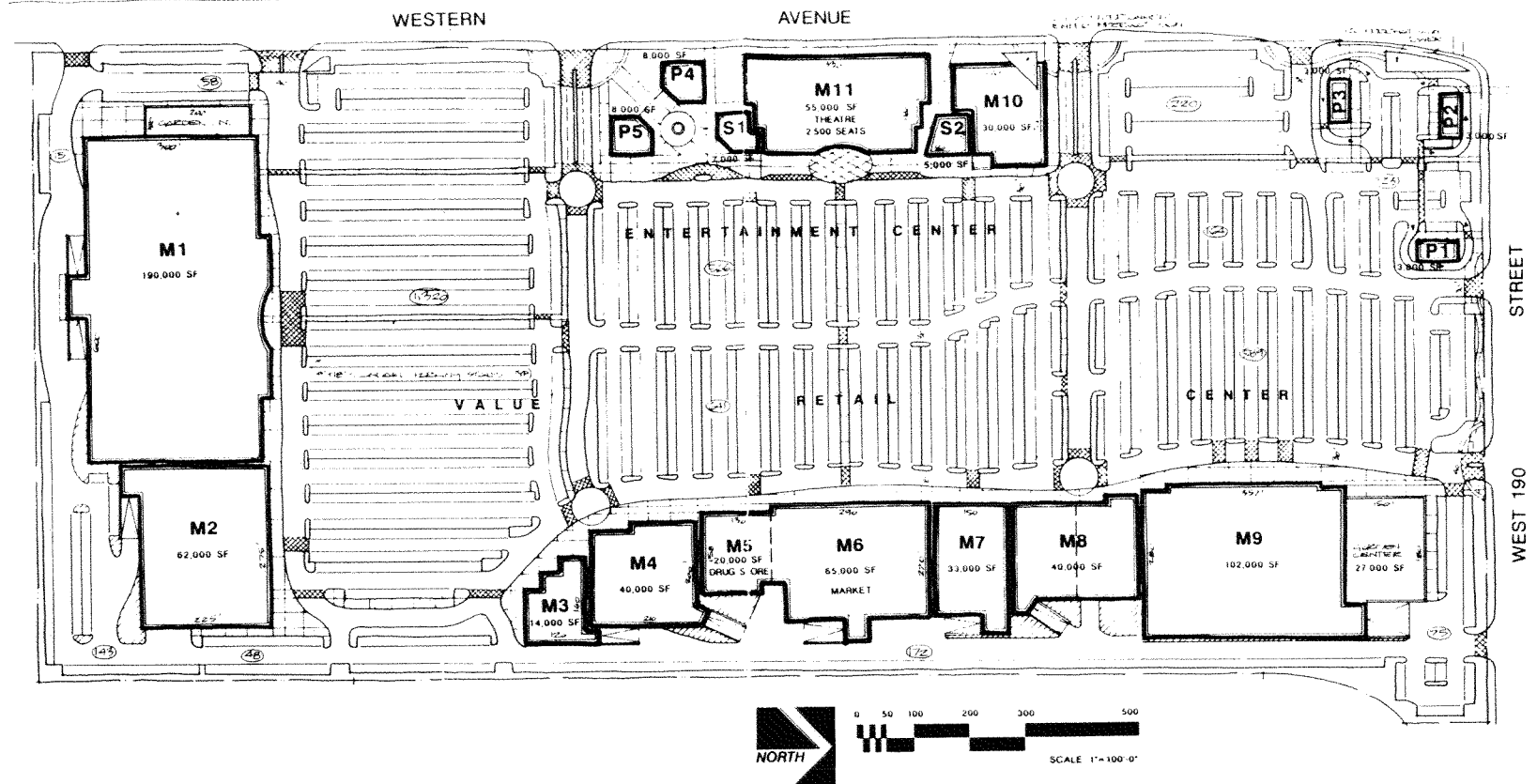
POPULATION:	<u>2 Miles</u>	<u>3 Miles</u>	<u>4 Miles</u>
	66,856	185,554	376,380 Persons
	Source:	Urban Decision Systems, Inc., 1994	

AVERAGE FAMILY INCOME:	\$59,300	\$57,183	\$58,494
	Source:	Urban Decision Systems, Inc., 1994	

ETHNIC DISTRIBUTION:	White:	49.5%	50.3%	49.6%
	Asian/Pacific Islander:	34.4%	29.7%	24.6%
	Source:	Urban Decision Systems, Inc., 1994		





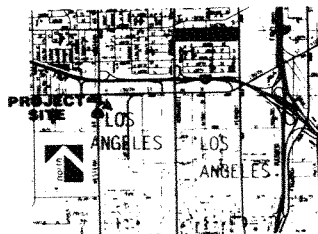


SUMMARY

LAND AREA	•	66.7 AC±
BUILDING AREA	•	715,000 SF
LAND/BLDG AREA RATIO	•	3.1/1 (24.6%)
PARKING PROVIDED	•	4,134 STALLS
PARKING RATIO	•	5.8/1,000 SF

SITE PLAN

VICINITY •



A PROJECT FOR •

MARTIN MARIETTA CORPORATION
 6801 Rockledge Drive
 Bethesda, Maryland 20817
 Telephone (301) 897-6823

A COMMERCIAL PROJECT AT •

SEC. OF WESTERN AVENUE AND WEST 190 STREET

LOS ANGELES, CA

SCHEME "A"

Musil Perkowitz Ruth, inc.

11/30/94
 94.428



